



**City of Santa Clara
PLANNING COMMISSION
Wednesday, November 12, 2008
7:00 P.M.
CITY COUNCIL CHAMBERS
AGENDA**

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

REGULAR ITEMS – 7:00 p.m.

1. PLEDGE OF ALLEGIANCE and INVOCATION

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

6. ITEMS FOR COUNCIL ACTION

The following items will be sent forward to the City Council following the conclusion of hearings and recommendations by the Planning Commission:

- A. Agenda Item 9. PLN2008-07068, 1270 Campbell Avenue
- B. Agenda Item 10. PLN2008-07176, 2600, 2800 San Tomas Expressway

7. ORAL PETITIONS/ ANNOUNCEMENTS/COMMUNICATIONS/SPECIAL ORDER OF BUSINESS

- A. Members of the public may briefly address the Commission on any item not on the agenda.

8. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted by one motion unless requested to be removed by anyone for discussion or explanation. Routine items require no public hearing but may be removed from the Consent Calendar for discussion. Items identified as a Public Hearing item have been placed on the Consent Calendar because they have not generated public interest or dissent and may be approved, based upon the findings prepared and provided in the written staff report. However, if any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Public Hearing item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review.

Routine Items/Consent Calendar

8.A. Planning Commission Minutes of October 22, 2008

Public Hearing Items/Consent Calendar

None

*****End of Consent Calendar*****

ZONING

9. File: **PLN2008-07068**
Location: 1270 Campbell Avenue, a .58 acre portion of a 5.18 acre site that straddles the Santa Clara and San Jose city limit lines and is located at the southeast corner of Campbell Avenue and El Camino Real (APN: 230-14-026).
Applicant/Owner: Sobrato Development Companies
Request: **Certify** a Mitigated Negative Declaration
Rezone a .58 acre parcel from ML (Light Industrial) to PD (Planned Development) to allow construction of a new 259 multi-family residential unit infill project located on property within the jurisdictions of Santa Clara and San Jose
Project Planner: Debby Fernandez, Associate Planner
CEQA Determination: Mitigated Negative Declaration (City of San Jose Lead Agency)
Staff Recommendation: **Recommend approval, subject to conditions**
10. File: **PLN2008-07176 (General Plan Amendment); PLN2008-07177 (Rezone ML to PD); PLN2008-07179 (Development Agreement); CEQ2008-01062 (EIR/ SCH#20080520111)**
Location: 2600, 2800 San Tomas Expressway, and 2400 Condensa Street, three parcels on 35.6-acre site located on both sides of San Tomas Aquino Creek channel, south of Central Expressway (APNs 224-11-065, 224-11-066, 216-2-128). Property is zoned ML (Light Industrial).
Applicant: Harvest Properties
Owner: Harvest 2400, LLC & Harvest-Granite San Tomas, LLC
Request: **Certify Final Environmental Impact Report (EIR); General Plan Amendment #71** from Light Industrial to Office/Research and Development;
Rezone from ML (Light Industrial) to PD (Planned Development);
Development Agreement to vest development rights;
Architectural Review of San Tomas Business Park Campus Project.
Project Description: San Tomas Business Park Campus Project – Project Application for Building A – 650,000 square feet with parking structure; Building B – 650,000 square feet with parking structure; Building C – 650,000 square feet with parking structure; and including a pedestrian bridge over the San Tomas Aquino Creek. The three parcels would accommodate up to 1,950,000 square feet of office and high-tech lab buildings. The development will replace existing office and industrial buildings on three parcels.
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve, subject to conditions**

REFERRALS

11. Staff Report regarding Public Hearing Noticing Procedures

Staff Recommendation: **Review and Comment**

12. OTHER BUSINESS

- A. Discussion Regarding Amending Planning Commission Minutes of September 24, 2008

Staff Recommendation: **Review and Comment**

B. Commission Procedures and Staff Communications


Public comment on these items may be limited to one minute, at discretion of the Chair

- i. Announcements/Other Items
- ii. Report of the Director of Planning and Inspection
 - City Council Actions
 - Commission/Board Liaison and Committee Report
 - Commission/Committee Assignments
 - Architectural Committee: Commissioners Stattenfield and Mayer (Barcells alternate)
 - Station Area Plan: Commissioner Champeny
 - General Plan sub-Committee: Chair Fitch and Commissioner O'Neill (Champeny alternate)
- iii. Commission Procedures
 - Planning Procedures
 - Work plan item
 - Commissioner Travel and Training reports
- iv. Upcoming agenda items
Planning Commission Staff Report regarding Public Notification Procedures

12. ADJOURNMENT

Adjourn to the Special Planning Commission Meeting of November 19, 2008 at 7:00 pm., City Hall Council Chambers.

Approved:


Gloria Sciara, AICP
Development Review Officer

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